



# Envisioning Needham Street



COMMUNITY MEETING  
JUNE 6, 2013  
COUNTRYSIDE ELEMENTARY SCHOOL

## ENVISIONING NEEDHAM STREET

*“Intensive, well-planned corridor development is anticipated and welcomed on Needham Street... as long as it is integrated with and helps produce transportation and other enhancements to make the impact of that development a positive one.”*

*Newton Comprehensive Plan*



# Where are we now?



- **Master Plan** will direct City infrastructure improvements and guide property owners as they make investment decisions
- **Zoning** will allow the City to regulate for development we want
- **Road design and reconstruction** will bring this aging corridor into the 21<sup>st</sup> century
- **A new future for an old railroad track** will enhance travel options and recreational amenities



# Tonight's Agenda



- **Planning Department** → Challenges & Opportunities and next steps towards a Master Plan
- **MassDOT and Consultant Team** → status of roadway design and chance to ask about your concerns
- **Questions?** → Ask tonight



# Envisioning Needham Street



**ROBERT ROONEY  
CANDACE HAVENS  
DAVID KOSES  
AMANDA STOUT  
JAMES FREAS**

**DAVID TUROCY  
LOU TAVERNA  
WILLIAM PAILLE  
FRANK NICHOLS  
PATRICK BAXTER  
SGT. JAY BABCOCK**

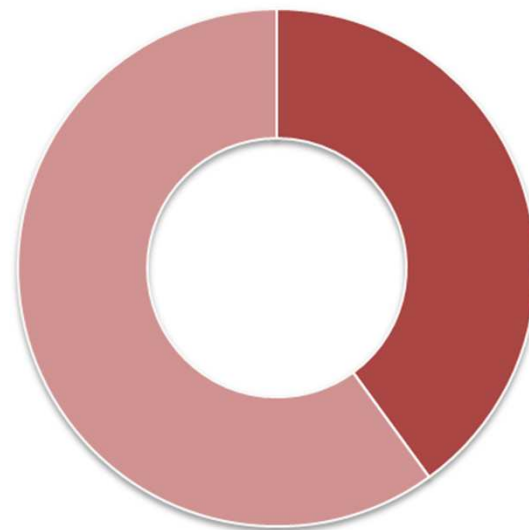
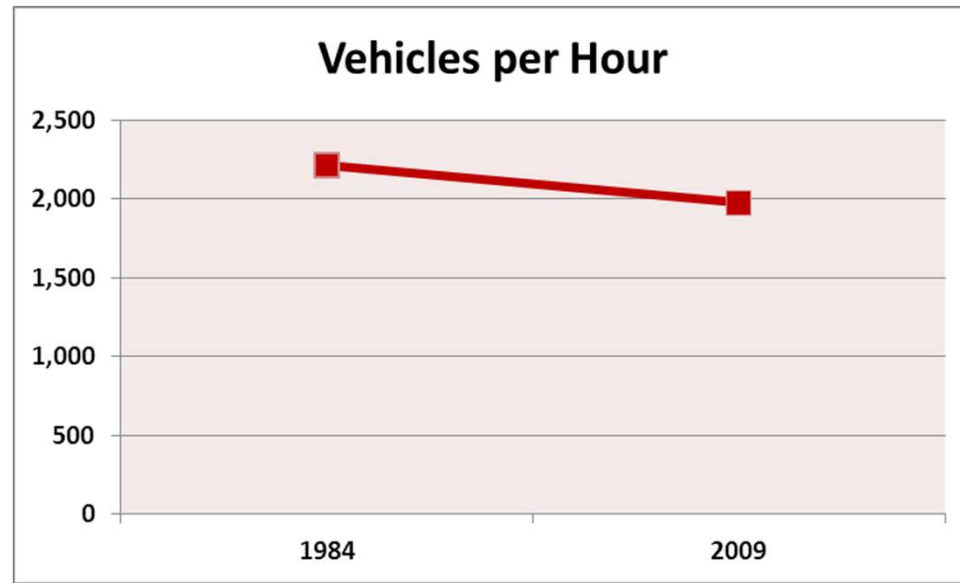
# Envisioning Needham Street



## **DEVELOPING THE NEEDHAM STREET MASTER PLAN**

## Challenges & Opportunities

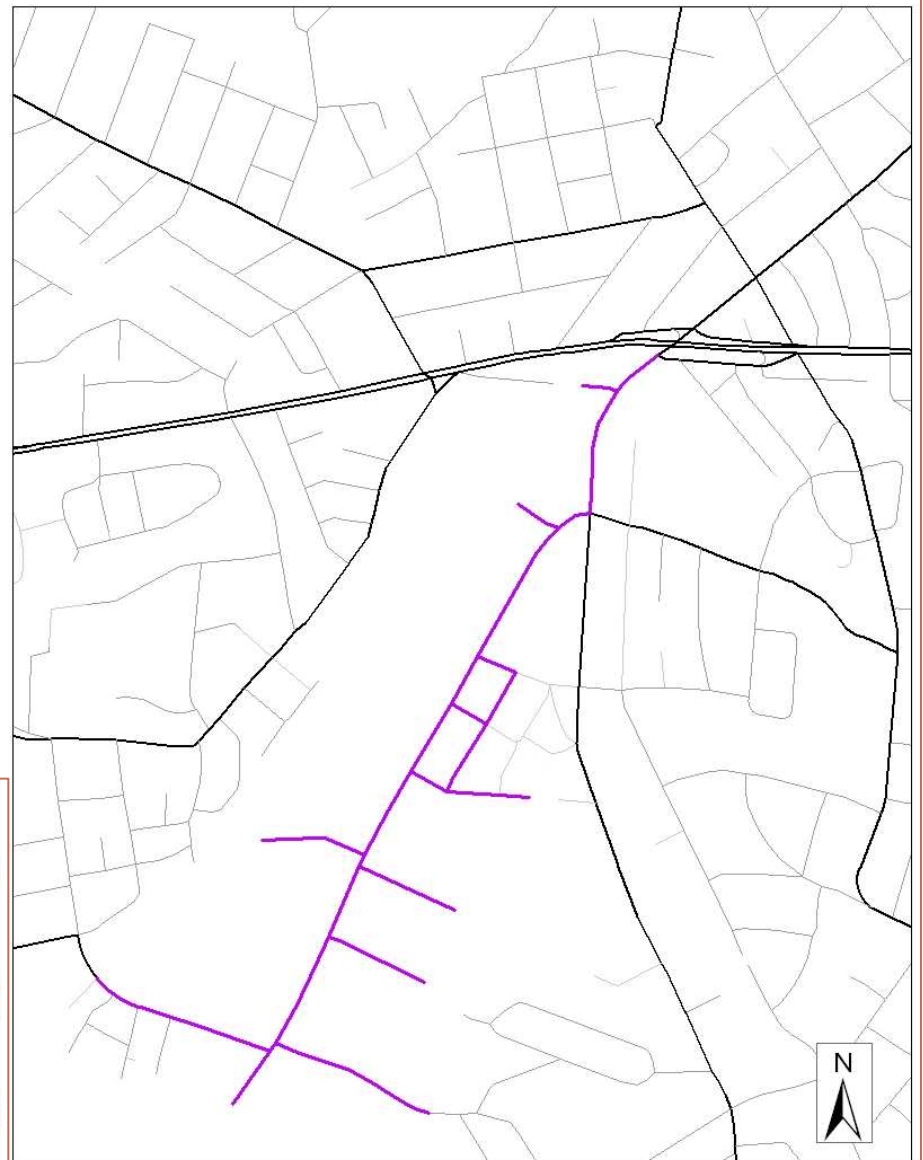
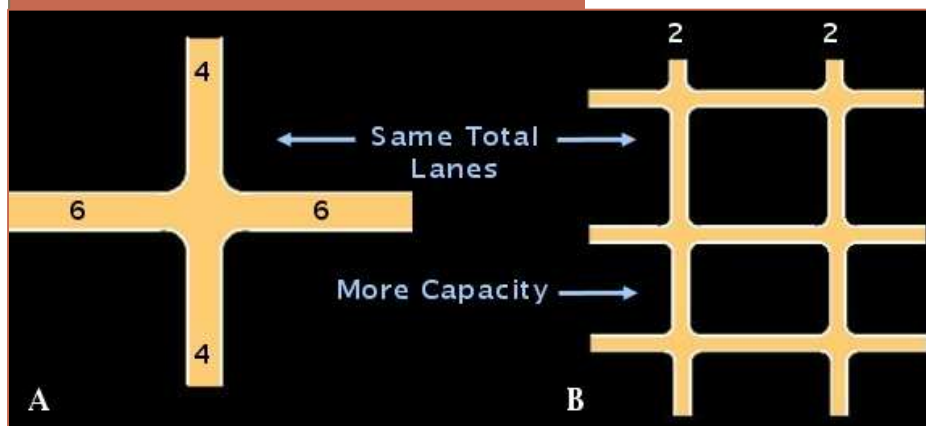
# Traffic Congestion



**40%** of the traffic on Needham Street is through traffic without a destination on the corridor

## Challenges & Opportunities

# Street Network



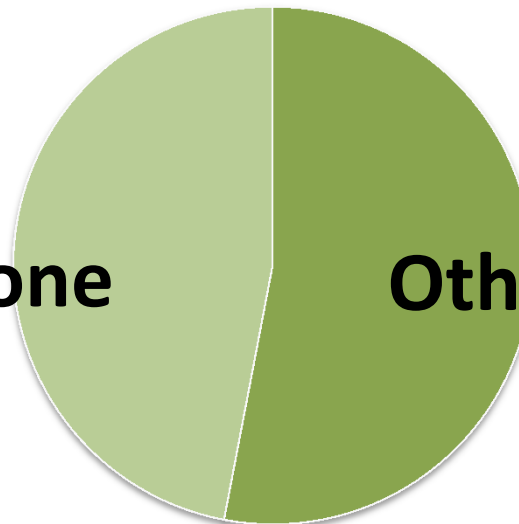


## Challenges & Opportunities

## Multi-Modal Travel

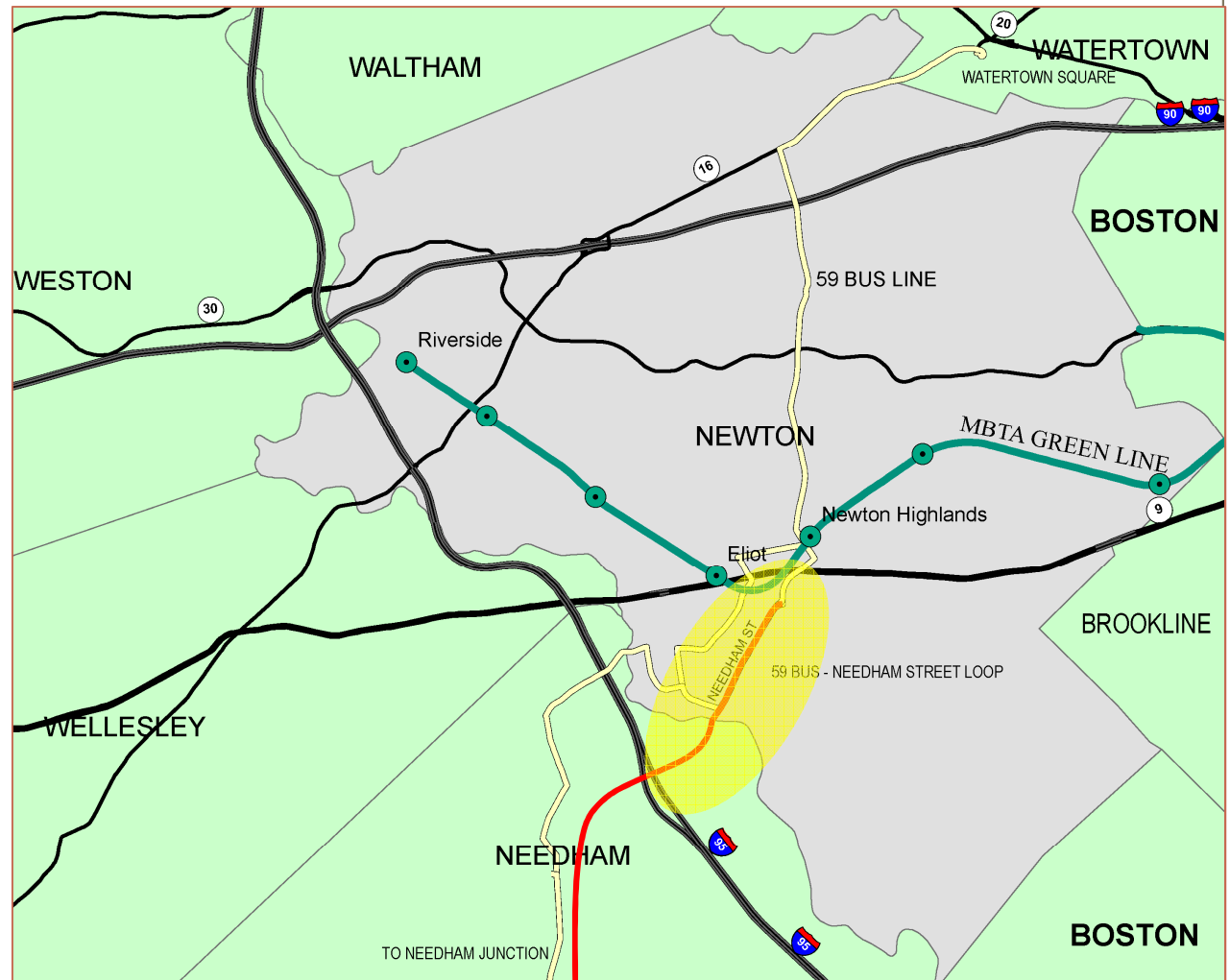
**47%**  
**Drive Alone**

**53%**  
**Other Choices**



## Challenges & Opportunities

## Regional Connections





## Challenges & Opportunities Streetscape





## Challenges & Opportunities

# Urban Form



## Challenges & Opportunities

## Natural Resources and Systems



## Challenges & Opportunities

## Business Types

-  Residential
-  Industrial
-  Auto
-  Office
-  Mixed retail, food, service, bank







## Challenges & Opportunities

## Business Clusters



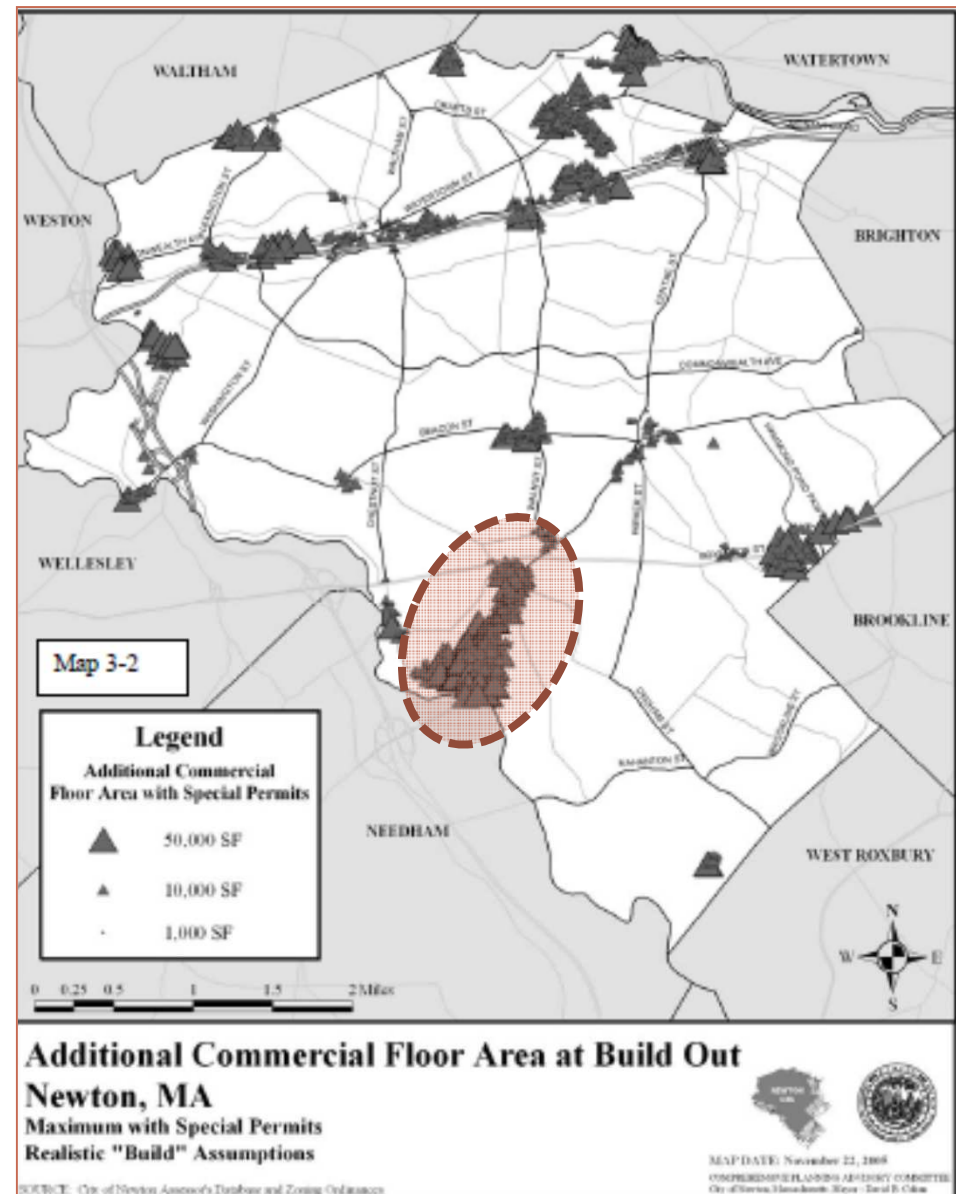
Headquarters



Design/Build



# Challenges & Opportunities Supply





## Challenges & Opportunities

## Market Demand

An aerial rendering of the Needham Street Village Shops. The image shows a long, rectangular commercial building with a flat roof and multiple storefronts. The building is surrounded by a parking lot with several cars. In the background, there are other buildings and trees. The sky is blue with white clouds.

NEEDHAM STREET VILLAGE SHOPS - 19,200 SF

OPENING FALL 2013  
NOW LEASING

[WWW.NEEDHAMSTREETVILLAGESHOPS.COM](http://WWW.NEEDHAMSTREETVILLAGESHOPS.COM)

EXCLUSIVE BROKER  
ADAM CIREL  
BEN STARR

ATLANTIC  
Retail Properties.

DEVELOPED BY  
Bierbrier Development

## Challenges & Opportunities

## Consistency and Change

-  Vacant building
-  New tenant (~2010-2014)
-  New property owners (~2010-2014)

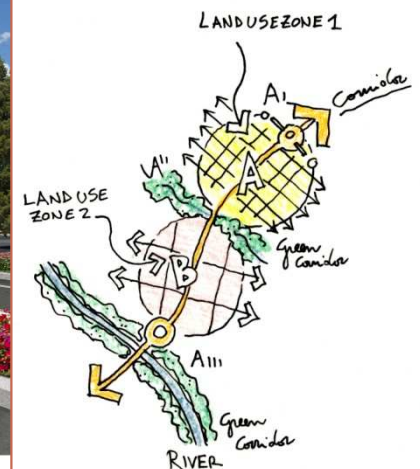


# MIT “Envisioning Needham Street” – Fall 2010

- Small group meetings and two large public presentations
- Suggested fine-grain development in north and edges
- Focus on natural systems and public spaces
- Suggested 3-lane cross-section including landscaped median with turning-lanes



NORTH NEEDHAM STREET PERSPECTIVE



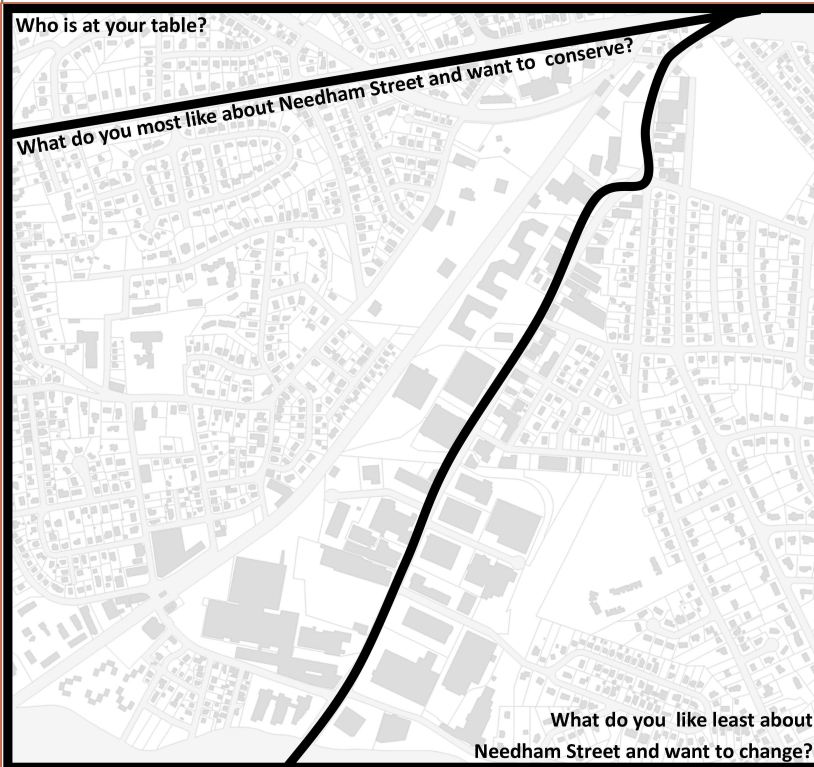


# Community Visioning Meetings – Spring/Summer 2011

- April workshop – likes and dislikes about existing conditions and brainstorming on future vision
- June public presentation night – 9 presentations by residents, activists, and business owners about their “big ideas”

Who is at your table?

What do you most like about Needham Street and want to conserve?



What do you like least about Needham Street and want to change?

The Parking Lot: other ideas, topics, concerns, and specific solutions raised at your table.

Envisioning Needham Street  
| community visioning workshop |  
April 14, 2011



# Business Survey – Summer 2011

City of Newton | Planning & Development Department | Needham Street Corridor Business Survey

**What is the City doing about Needham Street?**

The City of Newton has begun a major master planning effort to create a long-term vision for the Needham Street corridor. This visioning effort seeks to build upon the existing strengths of Needham Street and encourage a vibrant corridor for residents, businesses, and institutions in the future. So far, the Planning Department has held two public meetings and will continue to gather public input through the summer before presenting a draft master plan for the area in the early fall. We are seeking your input in this effort, and hope that you will complete the short survey on the front and back of this sheet. **A representative of the Planning Department will return to pick up the survey.** If you have any questions about the survey or the Needham Street project in general, please check our website [www.newtonma.gov/needhamstreet](http://www.newtonma.gov/needhamstreet), send us an email ([NeedhamStreet@newtonma.gov](mailto:NeedhamStreet@newtonma.gov)), call Jen Molinsky, Chief Planner for Long Range Planning (617-796-1131) or Amanda Stout, Economic Development Planner (617-796-1127).

**Tell us about your business:**

What is the name of your business? \_\_\_\_\_

Address: \_\_\_\_\_

What type of business?

<input type="radio"/> Retail	<input type="radio"/> Office
<input type="radio"/> Restaurant	<input type="radio"/> Research and development
<input type="radio"/> Service Establishment (salon, tailor, etc.)	<input type="radio"/> Industrial
<input type="radio"/> Other: _____	

How many years has your business been located in the City of Newton? \_\_\_\_\_ On Needham Street? \_\_\_\_\_

In locating your business on Needham Street, how important were the following factors?

	Not Important	Important	Very Important
• The public's awareness of Needham Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Availability of parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cost/rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Space that meets your needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Proximity to customer base	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Proximity to employee base	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Proximity to other shops and restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Proximity to Route 128/I-95 and Route 9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Proximity to transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• High traffic volume	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other: _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

About how many customers/clients are in your business at any time? \_\_\_\_\_

What is the peak day/time? \_\_\_\_\_ What is the peak season? \_\_\_\_\_

# Railroad Right-of-Way



- MBTA agreement prohibits vehicular use
- Iron Horse to remove rails October 2013 for recreational trail
- MAPC Needham/Newton Rail Right-of-Way Transit Concept (Winter 2012-2013)





# Proposed Development Principles

**Promote Mixed-Use Development that accommodates industrial, office, retail, and residential uses.**



# Proposed Development Principles

**Create a more cohesive and attractive place.**





# Proposed Development Principles

**Foster a safe, comfortable, and efficient street for all modes**



# Proposed Development Principles

**Connect the built environment with surrounding ecological systems and open space network**





# Proposed Development Principles

**Promote connections between parcels  
and better integrate the street with  
surrounding neighborhoods**



# Roadway Design



**TOM CURRIER, MASS DOT**

**MARIE HARRIS AND ALAN CLOUTIER,  
FAY SPOFFORD & THORNDIKE (FST)**



# Highland Avenue, Needham Street and Winchester Street Corridor Project

MassDOT Project File No. 606635  
Needham / Newton

Marie Harris, P.E., FST Project Manager  
Alan Cloutier, P.E., PTOE Traffic Lead



Thomas Currier, P.E.  
MassDOT Project Manager

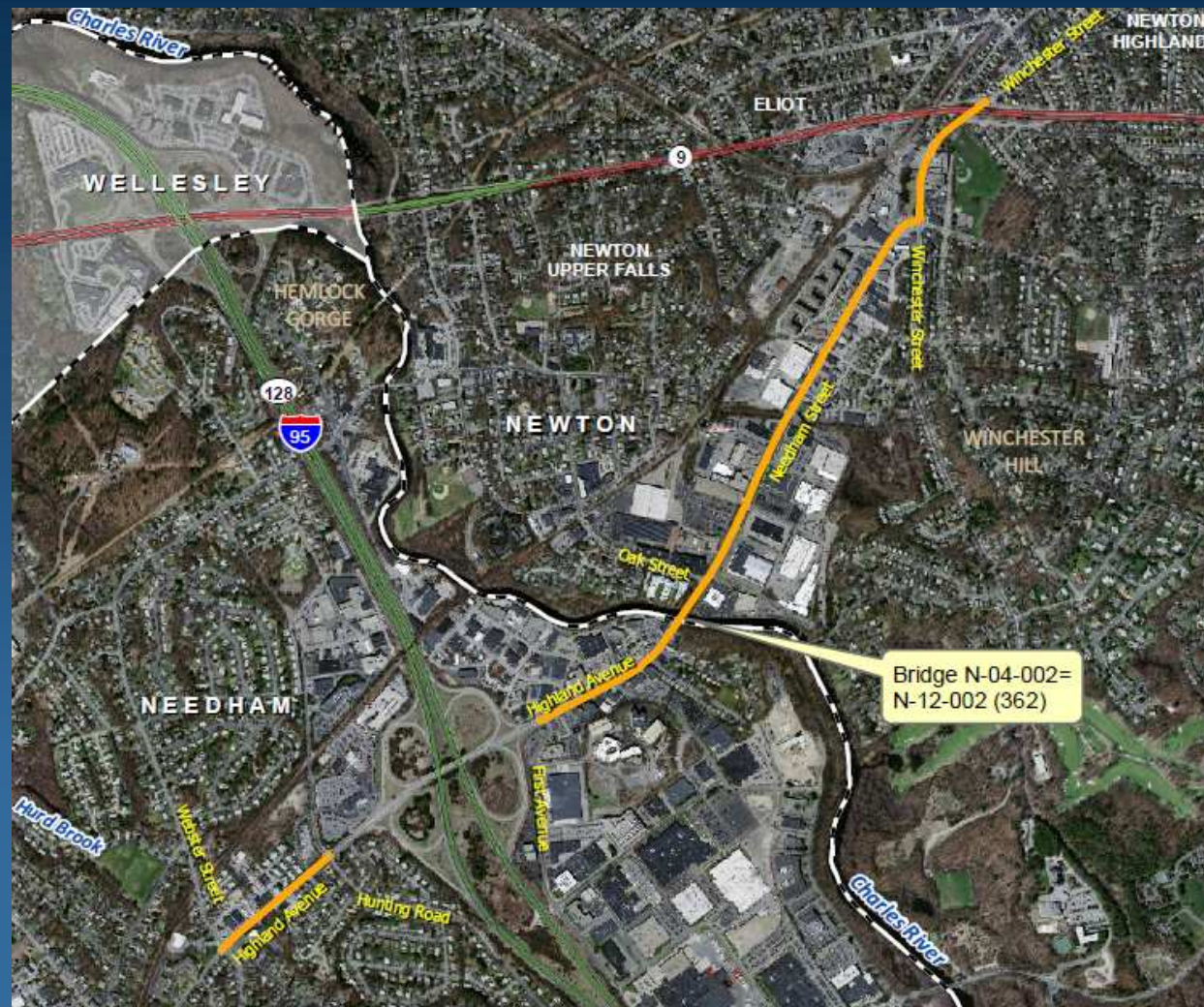


FAY, SPOFFORD & THORNDIKE





# Locus Map

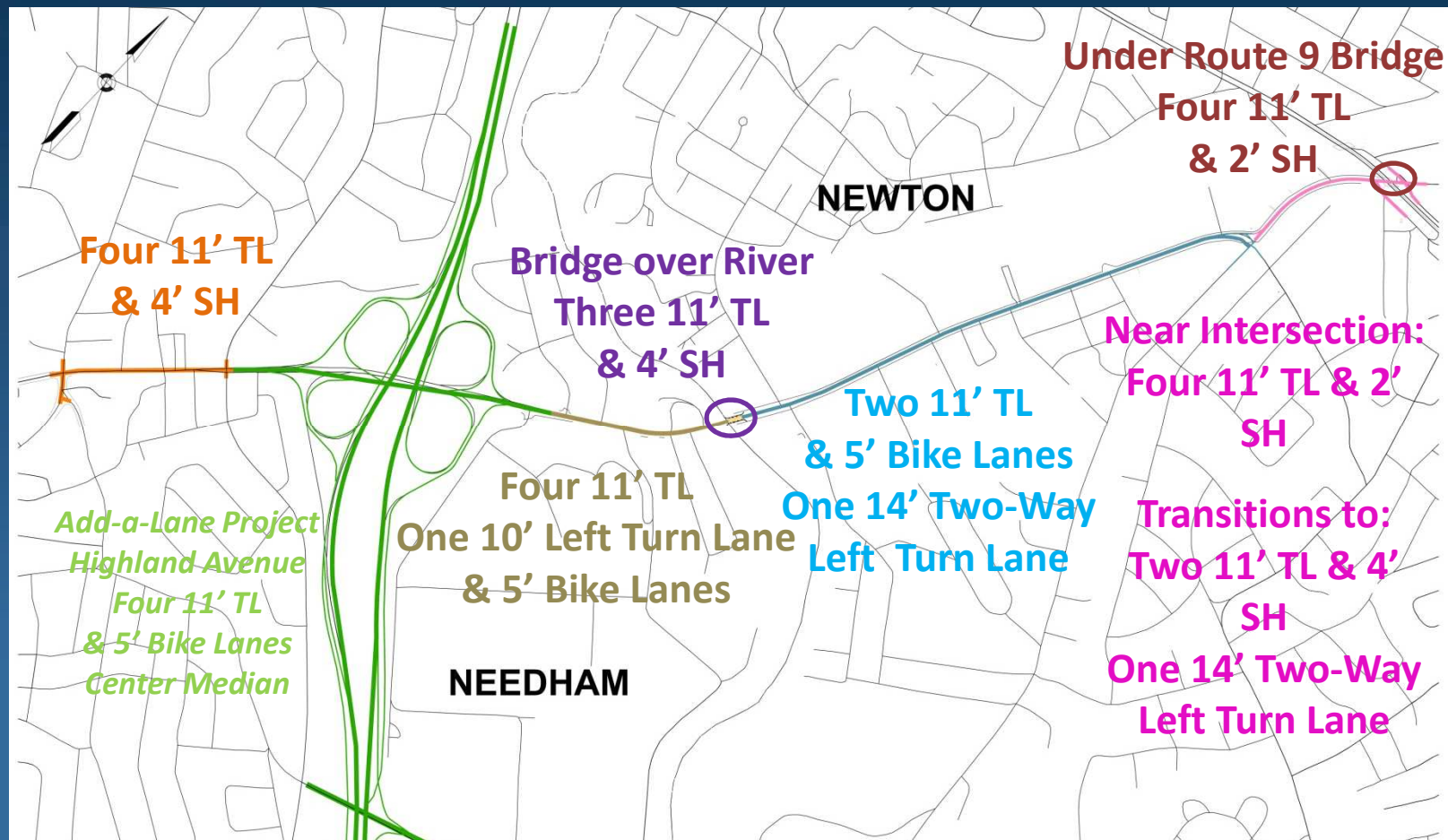


Needham / Newton Corridor

# Key Project Elements

- Reduce Conflict Points
  - Consolidate driveway openings
  - Raised medians
  - Eliminate “backing out” onto street
- Improve Traffic Circulation
  - Exclusive Turn Lanes (Needham) and Two Way Left Turn Lanes (Newton)
    - Eliminates turning traffic blocking thru traffic
    - Provides storage area for vehicles waiting for gap
- Pedestrian Accommodations
  - Continuous designated sidewalks
  - ADA and MA AAB Compliant
- Bicycle Accommodations
  - Bike lane (5 feet)
  - Shoulder (4 feet)
- Right-of-Way
  - Permanent land takings
  - Temporary construction easements

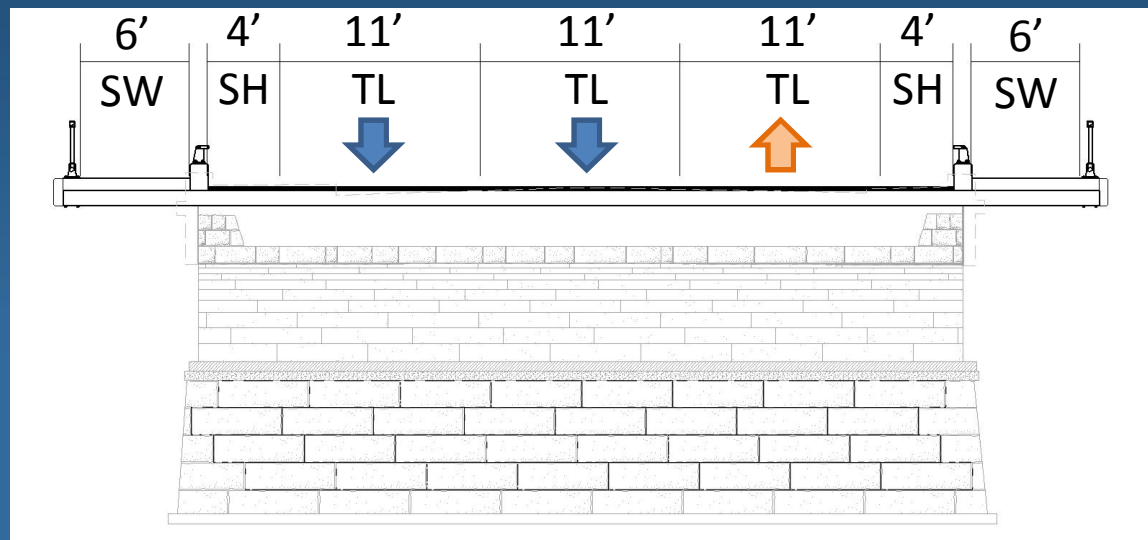
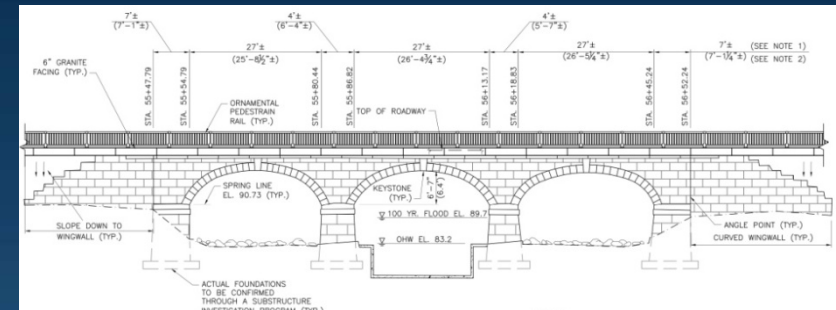
# Lane Configurations & Bicycle Accommodations



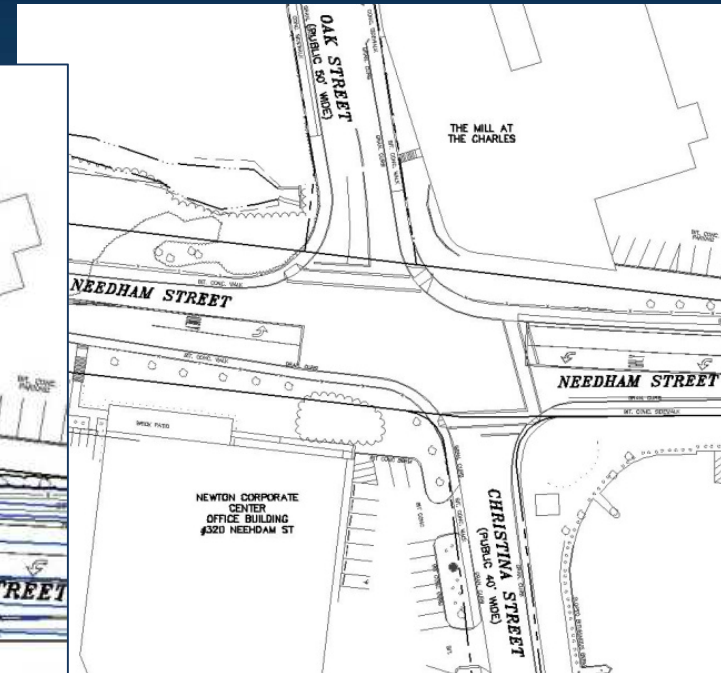
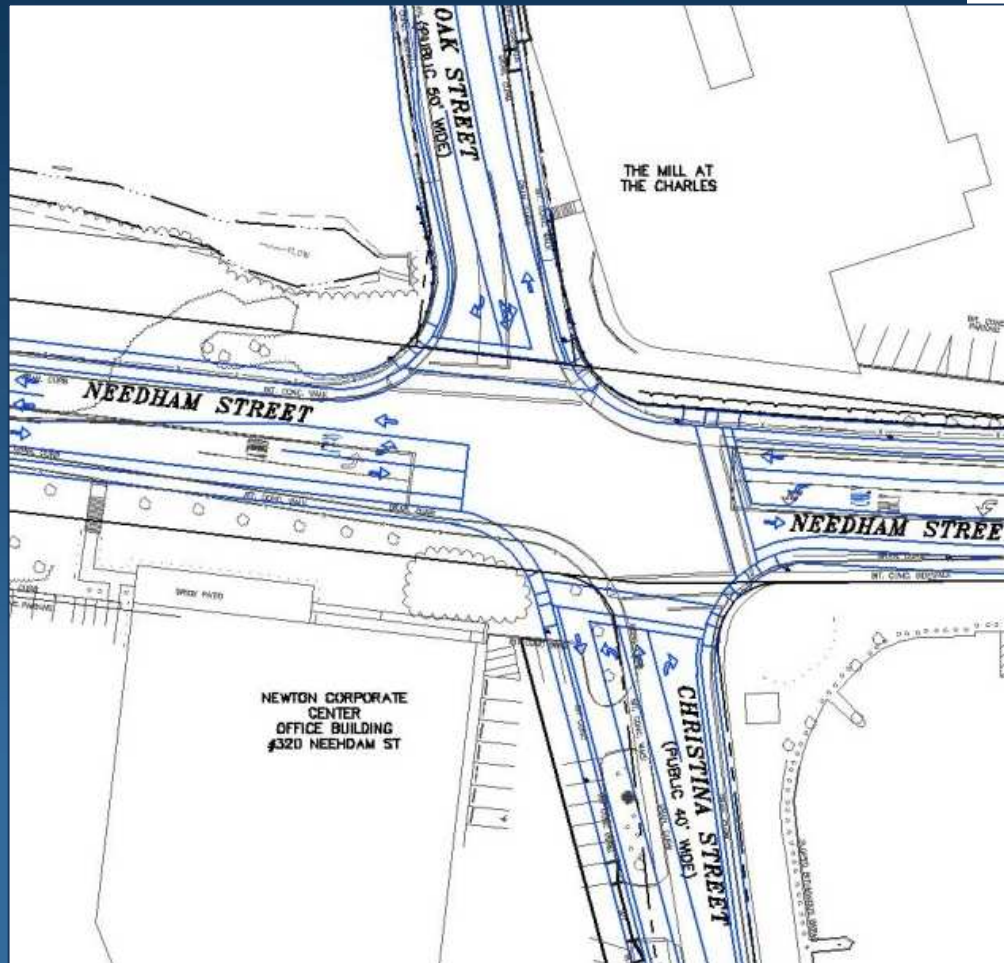


# Bridge over the Charles River

- Maintain existing bridge
- Provide three travel lanes
  - 2 lanes SB - 1 lane NB
- New sidewalks on each side



# Intersection Improvements

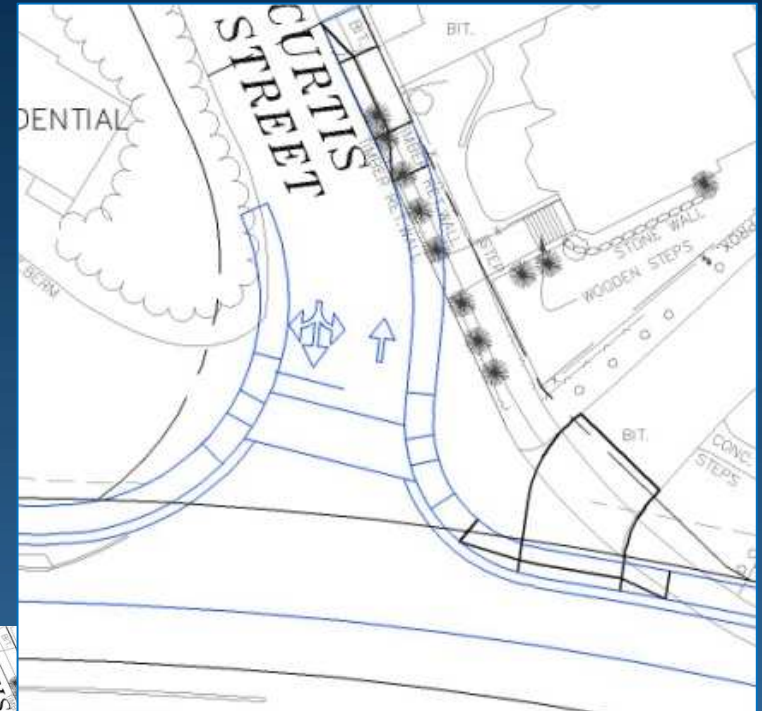
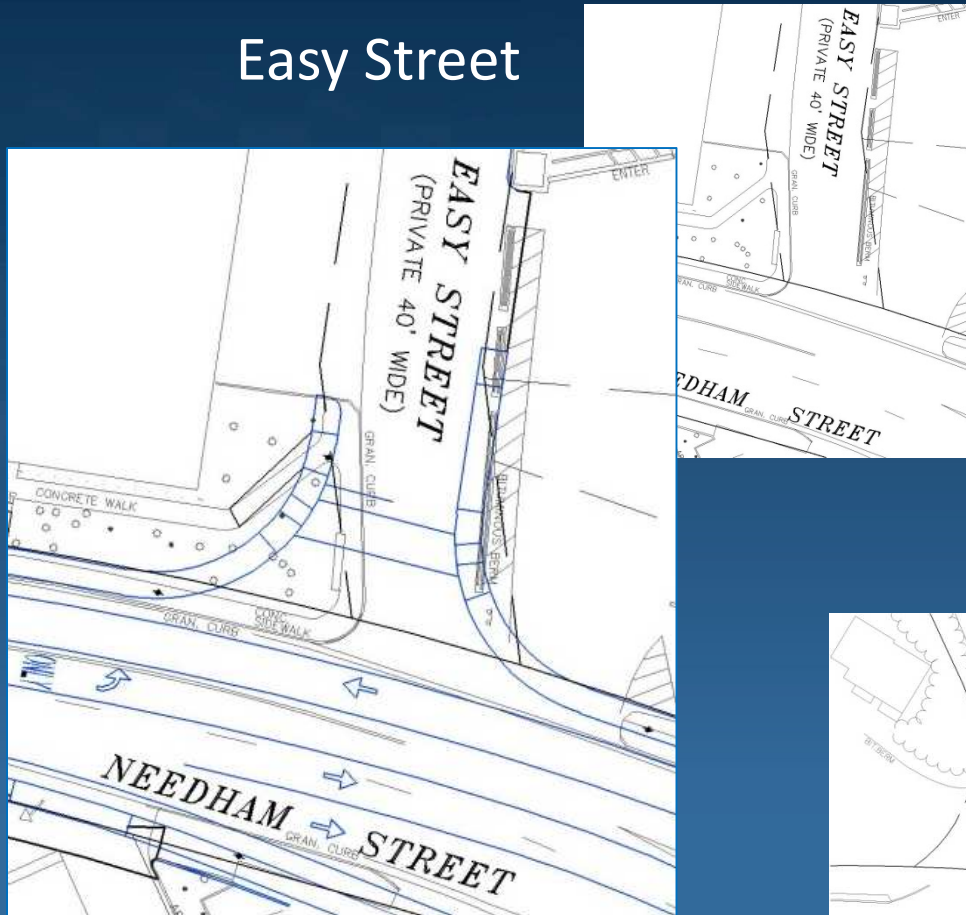


## Oak & Christina Streets

Needham / Newton Corridor

# Intersection Improvements

Easy Street



Curtis Street

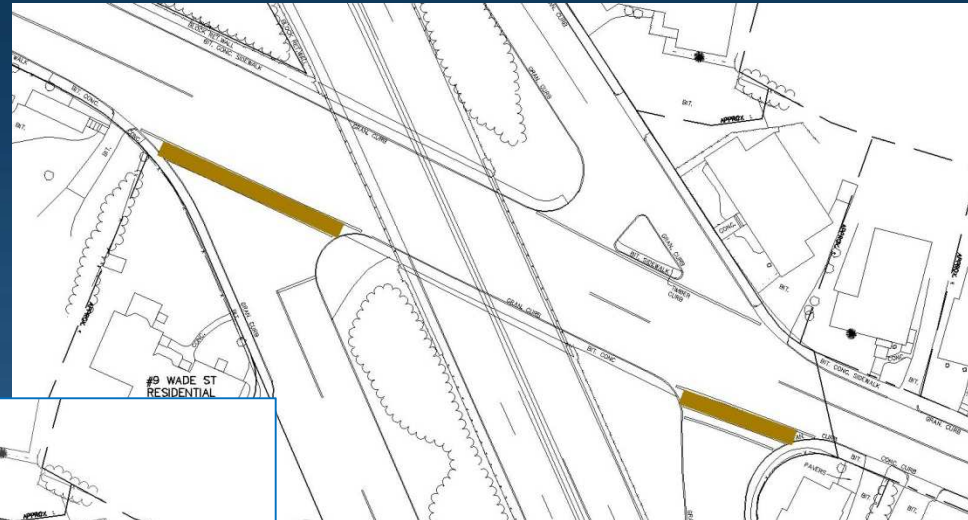
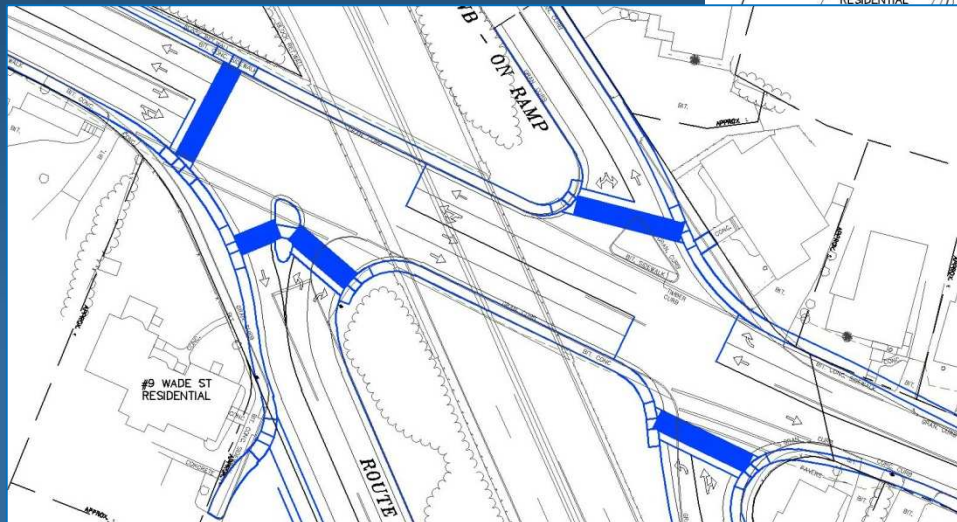




# Intersection and Pedestrian Accommodation Improvements

## Proposed

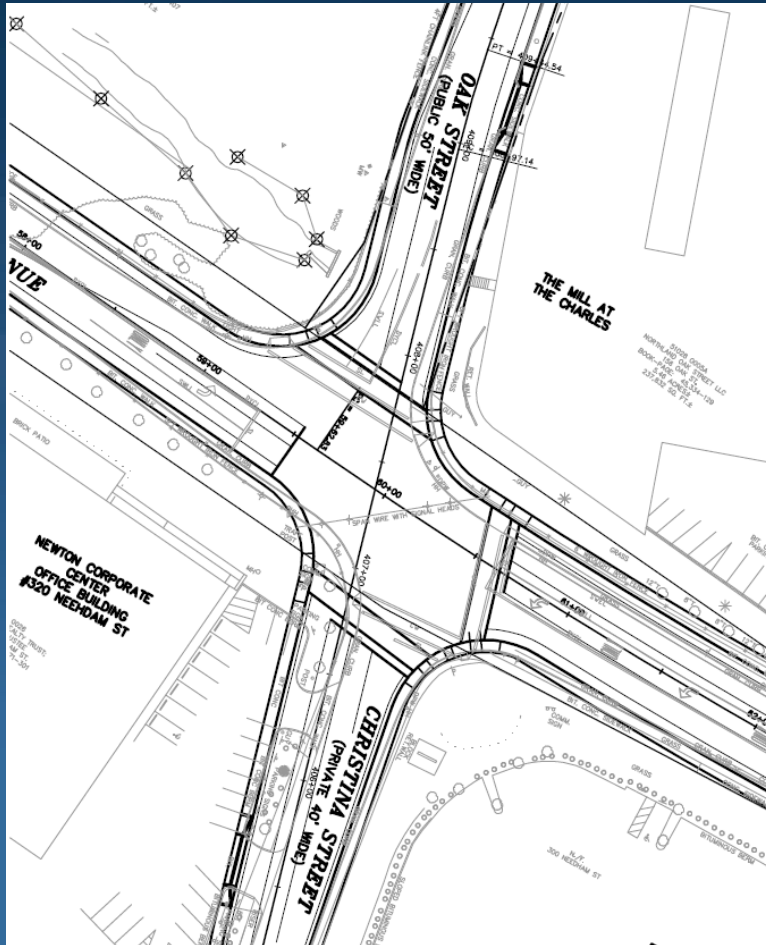
Four Designated Crossings for Circulation Throughout Entire Intersection



## Existing

Two Designated Crossings  
on East Side of  
Winchester Street

# Needham Street/Oak Street/ Christina Street

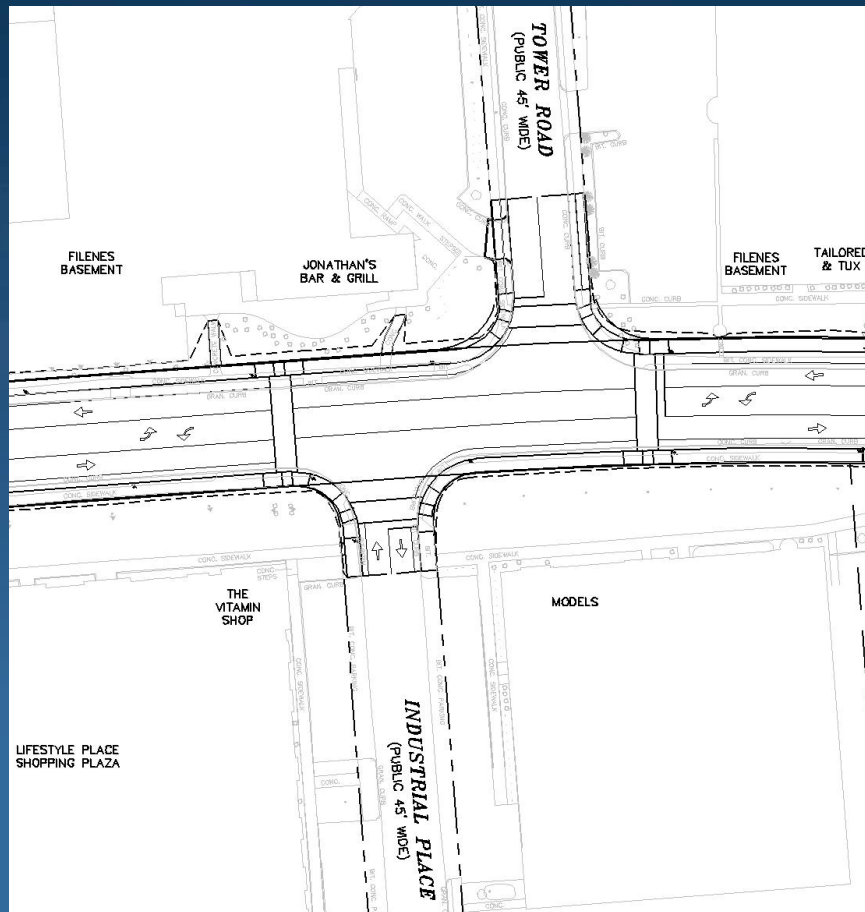


Modify Existing Signal  
Realign Intersection

No Build  
LOS F/F

With Improvements  
LOS D/C

# Needham Street/Tower Road/ Industrial Place

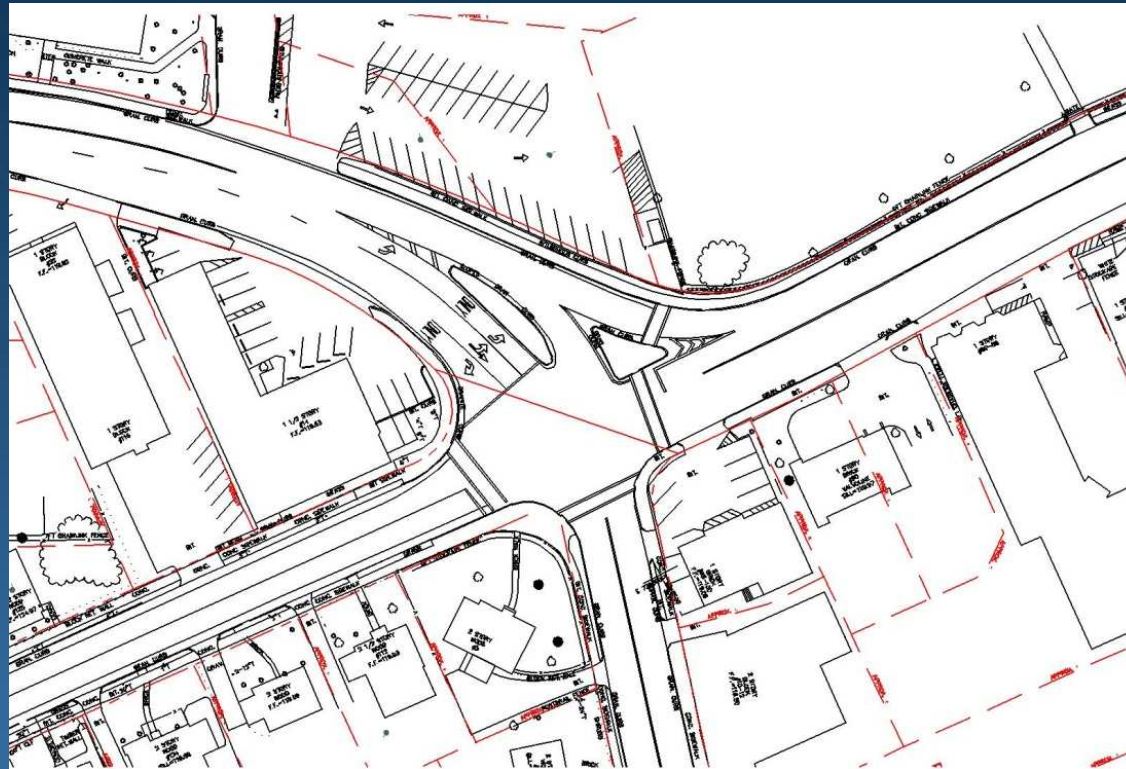


New Traffic Signal

No Build  
LOS F/F (side streets)

With Improvements  
LOS A/C

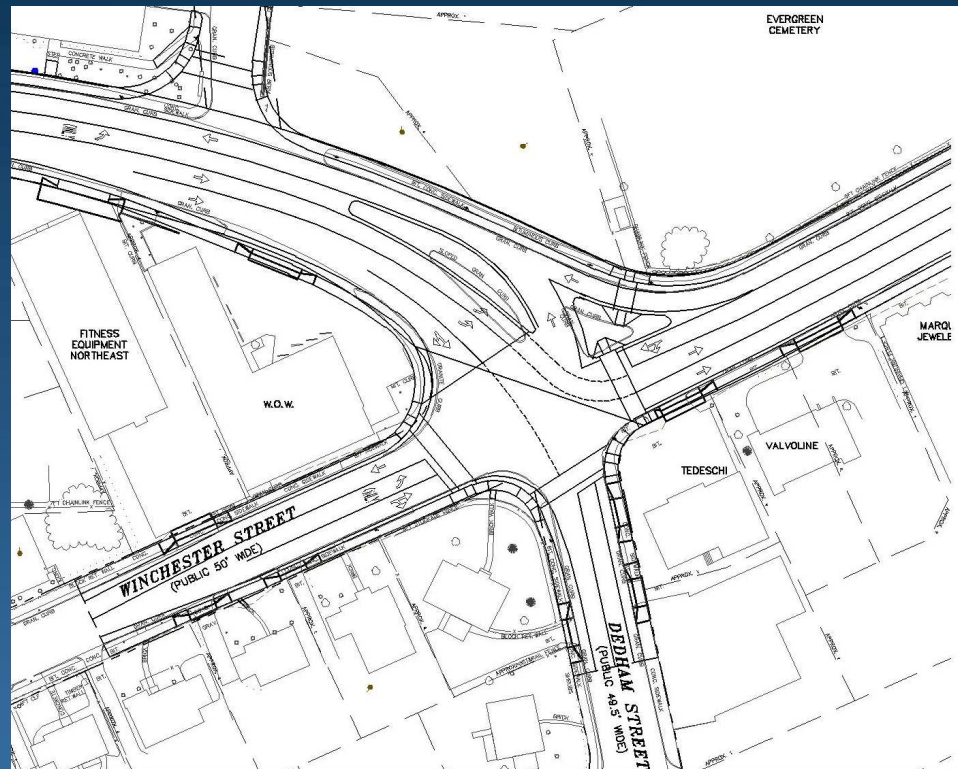
# Needham Street/Winchester Street/Dedham Street Intersection



Existing Conditions



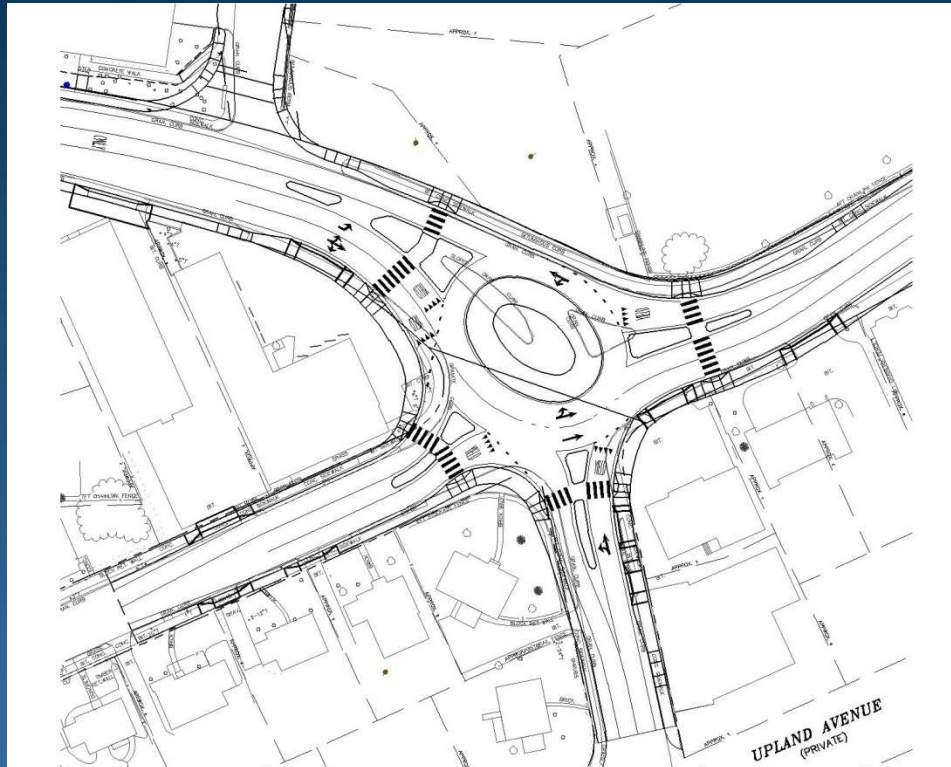
# Needham Street/Winchester Street/Dedham Street Intersection



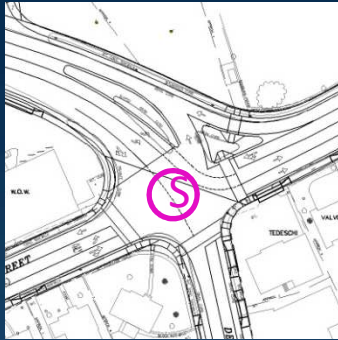
## Traffic Signal Option



# Needham Street/Winchester Street/Dedham Street Intersection



## Roundabout Option

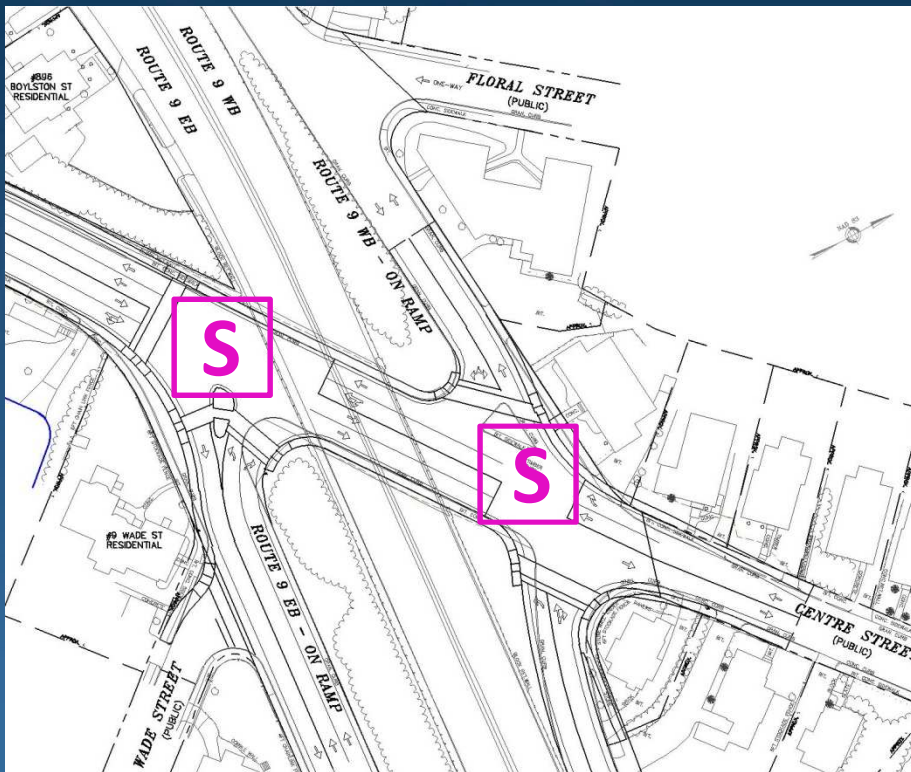


# Intersection Option Comparison



Description	Traffic Signal	Roundabout
Avoid Cemetery Parcel	Yes	Yes
Overall Level of Service	D/D	D/D
Anticipated Queues	Max 429 feet	Max 525 feet
Permanent Land Taking	1,625 sf +/-	2,900 sf +/-
Crosswalks	At 3 legs	At All 4 Legs (But May Need Additional Signalization)
Bike Accommodations	Entirely in Roadway	Share Sidewalk with Pedestrians
Other		Difficult Move for Dedham Street Traffic

# Winchester Street/Route 9 Ramps



Two New Signals that  
Operate Together

No Build  
LOS F/F (side streets)

With Improvements  
LOS D/D

# Questions



**15 MINUTES**





# What do you think?



- Comment stickers, green dots (“LIKE”), red dots (“DISLIKE”)



- City, MassDOT, and FST staff available to answer questions and note your comments

# We Want to Hear from You



- *Summer* - Newton Needham Chamber of Commerce breakfast meeting, Newton Highlands Area Council meeting, Newton Upper Falls Area Council meeting
- *Early fall* – Scenario planning workshop
- *Late fall* – MassDOT 25% Design Public Hearing
- Additional Master Plan meetings followed by re-zoning
  
- Web: [www.newtonma.gov/NeedhamStreet](http://www.newtonma.gov/NeedhamStreet)
- Email: [NeedhamStreet@newtonma.gov](mailto:NeedhamStreet@newtonma.gov)
- Phone: 617-796-1131
- Twitter: @NewtonEconDev